

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

February 16, 2017

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: B. Mazade, F. Peterson, S. Gawron, B. Larson, J. Doyle, T. Michalski, E. Hood, J. Montgomery-Keast, M. Hovey-Wright.

MEMBERS ABSENT: None

STAFF PRESENT: M. Franzak, H. Mitchell

OTHERS PRESENT: K. Callow, (Melching) 2110 Geneva Lane; S. Bulthouse, 1221 & 1241 E. Keating.

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of January 12, 2017 be approved was made by B. Mazade, supported by F. Peterson and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2017-02: Request for a Special Use Permit to store aggregate outside in an I-2, General Industrial district at 2051 Harvey St, by Phoenix Reclamation. The applicant is requesting a Special Use Permit to allow outdoor aggregate storage at 2051 S Harvey St. Outdoor aggregate storage is allowed with a Special Use Permit in I-2 Districts. The aggregate would be stored on the south side of the property as indicated on the enclosed site plan. A gravel road would allow access to the storage area from the main driveway. There is a natural wooded area currently in this location. Most of the trees would be removed, but a small buffer of trees will stay on the eastern border of the property to help screen the piles from the highway. Staff will be working with the applicant before the meeting to better identify which trees will remain. The Home Acres Supply building will also screen some of the highway traffic from the aggregate. There are a few businesses that utilize the building on site. Phoenix Reclamation is requesting the Special Use Permit. The property is currently in violation of the zoning ordinance. A tenant of the building has been storing products in trailers in the parking lot. Any outdoor storage in industrial districts must be screened. There is not currently any fencing or landscaping that screens the outdoor storage. Also, many of the trailers and other vehicles are parked on the grass, which is also in violation of the ordinance. Staff has been working with the owner of the company over the past couple years to remove the trailers, but they have failed to meet any of the deadlines as of yet. Notice was sent to neighboring properties within 300 feet. This also includes the residential properties adjacent to the property that are in Muskegon Township.

B. Larson liked that this will be located elsewhere and not on the waterfront. There were questions regarding the trailers that are located at this site currently. M. Franzak stated that the owner is working to get the tenants to remove the trailers. K. Callow reiterated how they have been working on getting the tenant to remove the trailers and that it would be better to have the aggregate located

off the lake and placed at this location in an industrial area. J. Montgomery-Keast asked where the aggregate would be coming from. K. Callow stated it would be from the former Sappi site. S. Bulthouse, Beacon Recycling, had a question of the applicant in regards to what kind of aggregate would be stored there due to concerns if it were sand, it would be blowing around. K. Callow confirmed that it would not be sand, but concrete. S. Bulthouse stated he had no concerns then.

A motion to close the public hearing was made by B. Larson, supported by J. Montgomery-Keast and unanimously approved.

A motion that the Special Land Use Permit for the outdoor storage of aggregate at 2051 Harvey St be approved as proposed with the condition that aggregate storage shall only be permitted within the boundaries defined on the site plan, was made by J. Doyle, supported by F. Peterson and unanimously approved.

NEW BUSINESS

Election of Officers: A motion that T. Michalski as Chairman and B. Larson as Vice-Chairman was made by B. Mazade, supported by F. Peterson and unanimously approved.

Update on 2160 Crozier Ave.: M. Franzak updated the members on how the Special Use Permit had a deadline of January to get signed. If this wasn't signed by the deadline; then this would be revoked. He had spoken with Marianne McDermid who had stated that the board was to have a meeting on the 26th but the board wasn't sure about signing it because they couldn't host people staying there overnight. M. Franzak informed them that they would not be allowed to do it regardless. The finally signed it and it was on his desk.

OLD BUSINESS

None.

OTHER

Service Station Concerns:

- 1) There was discussion about the service station North of the above station near Evanston. M. Franzak stated that they did put slats into the current fencing to comply with screening based on the zoning ordinance. There are a lot of tires at the location so storage was an issue. They were also without water service and there had been a fire J. Montgomery-Keast also mentioned a recent fire at the location.
- 2) There was discussion about the service station North of E. Laketon on Getty due to the unsightliness of how the vehicles are, etc. M. Franzak stated that there had been no water and there are a lot of other issues there. He may need to start issuing tickets again. M. Franzak stated that he has been working with SAFEbuilt on enforcement of this property and he will write the owner another ticket.
- 3) There was discussion about the service station that is near the WaterMark at Division and Washington. The use has been at the location for a very long time. They may continue with the service station at the location.

- 4) B. Larson asked if the PUD zoning had been approved by the City Commission yet for the Consumers Energy site. There was discussion as it had not been before the Commission yet. There were negotiations for the sale of the property. There was discussion on other areas that are currently storing aggregate on the lakeshore and due to the fact, they are “grandfathered” the use may continue. The goal is to try to get it off the lakeshore or shielded whenever possible.

There being no further business, the meeting was adjourned at 4:33 p.m.